



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF MURPHY, COLLIN COUNTY, TEXAS	A portion of Tract 1, as described in the General Warranty Deed, recorded as Document No. 20110831000925160, in the Office of the County Clerk, Collin County, Texas  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 480137	
AFFECTED MAP PANEL	NUMBER: 48085C0415J	
	DATE: 6/2/2009	
FLOODING SOURCE: MAXWELL CREEK; MCMILLAN TRIBUTARY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 33.031, -96.607 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	3 Maxwell Lane	Portion of Property	X (shaded)	--	--	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION  
PORTIONS REMAIN IN THE FLOODWAY  
REVISED BY LETTER OF MAP REVISION

STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at a P.K. nail set in the McMillen Road marking the southwest corners of Tract 1; thence N75°10'37"E, a distance of 28.71 feet to the POINT OF BEGINNING; thence N49°43'24"E, a distance of 27.90 feet; thence N01°26'49"W, a distance of 144.78 feet; thence N18°37'20"E, a distance of 35.89 feet; thence N56°59'40"W, a distance of 36.58 feet; thence N00°50'18"E, a distance of 72.84 feet; thence N47°33'03"E, a distance of 20.68 feet; thence N47°31'02"E, a distance of 19.46 feet; thence S44°10'36"E, a distance of 55.44 feet; thence N88°41'43"E, a distance of 12.33 feet; thence N41°28'12"E, a distance of 10.14 feet; thence N40°57'51"E, a distance of 17.73 feet; thence N27°34'51"W, a distance of 26.47 feet; thence N27°32'12"W, a distance of 17.21 feet; thence N08°09'00"W, a distance of 25.44 feet; thence N08°14'37"W, a distance of 59.55 feet; thence N15°52'14"E, a distance of 79.18 feet; thence N82°18'36"W, a distance of 55.41 feet; thence N82°16'50"W, a distance of 15.56 feet; thence N44°07'19"W, a distance of 14.14 feet; thence N76°32'06"W, a distance of 41.40 feet; thence N00°57'55"E, a distance of 10.38 feet; thence S85°21'22"E, a distance of 77.06 feet; thence S87°57'24"E, a distance of 107.58 feet; thence S42°33'29"E, a distance of 58.28 feet; thence S21°40'48"E, a distance of 73.96 feet; thence S00°18'41"E, a distance of 144.02 feet; thence S04°03'47"W, a distance of 55.23 feet; thence S11°22'06"W, a distance of 36.46 feet; thence S06°04'31"E, a distance of 57.14 feet; thence S06°54'33"E, a distance of 40.81 feet; thence S16°12'49"W, a distance of 28.12 feet; thence N75°10'37"W, a distance of 218.54 feet to the POINT OF BEGINNING.

### **PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)**

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **REVISED BY LETTER OF MAP REVISION (This Additional Consideration applies to the preceding 1 Property.)**

The effective National Flood Insurance Program map for the subject property, has since been revised by a Letter of Map Revision (LOMR) dated 7/31/2009. The 7/31/2009 LOMR has been used in making the determination/comment for the subject property.

#### **STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

A handwritten signature in black ink, appearing to read "Luis Rodriguez", is located above the typed name.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration